



5790 70 Avenue Salmon Arm British Columbia

\$847,600

Welcome to 5790 70 Avenue NE, a private & versatile 1 acre property tucked away in the highly sought-after Lyman Hill area of Canoe. This beautifully maintained 4 bd, 3 bath home offers a perfect blend of charm, functionality, & income potential, just min from Shuswap Lake's public beach, Shuswap Golf Course, the local post office, & Canooligans pub. The upper level showcases mid century modern flair with vaulted ceilings, exposed beams, & expansive newer windows that bring in natural light and frame peaceful views. The main living area is warm and inviting, centered around a cozy fireplace & an open-concept layout ideal for both daily living & entertaining. Step out onto the wraparound deck, perfect for morning coffee or sunset relaxation. The fully fenced yard is a true retreat, complete with mature landscaping, a fenced garden, a firepit area, a creek with a small waterfall, ample storage including two garden sheds & 2 wood sheds. A ride on lawnmower with a tow behind dump cart is included for easy property upkeep. A newer boiler & hot water tank add to the home's comfort & reliability. The lower level features a bright, self contained 1 bed, 1 bath suite with private entrance, large windows, & a full kitchen, currently operating as a successful Airbnb, offering excellent income potential or flexibility for guests or extended family. Additional highlights include covered parking and a quiet, welcoming neighborhood. Whether you're looking for a family home with room to grow, a peaceful retreat, or a revenue generating property, this rare offering checks all the boxes. (id:6769)

Utility room 6'8" x 8'2"

Living room 21'3" x 13'8"

Laundry room 7' x 8'1"

Kitchen 14'7" x 13'1"

Foyer 7'10" x 10'11"

Bedroom 15'8" x 13'1"

3pc Bathroom 4'10" x 7'11"

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3pc Ensuite bath 5'5" x 8'4"

Bedroom 8'11" x 13'6"

Bedroom 10' x 13'6"

Dining room 9'6" x 11'

Family room 18'3" x 14'

Kitchen 16' x 11'2"

Primary Bedroom 11'11" x 13'10"

Other Bedroom 11'11" x 13'10"

Listing Presented By:



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Coldwell Banker Executives Realty

<http://www.saraglusha.com/>



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